



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 2 Neighborhood R-6
Single-Family Homes**

Date: February 6, 2012
Applicant: Otay Ranch II Sun 6/8 and SunRanch Capital Paterns, LLC
Case No.: DRC-11-15
Address: Neighborhood R-6: North of Pershing Road and borders along Cathedral Oaks Road and Franceschi Drive (APN 644-311-10-00 & 644-311-11-00)
Project Planner: Caroline Young

Notice is hereby given that on February 6, 2012, the Zoning Administrator considered Design Review (DRC) application DRC-11-15, filed by Otay Ranch II Sun 6/8 and SunRanch Capital Paterns, LLC ("Applicant"). The Applicant requests a Design Review approval to construct one hundred twenty six (126) single-family dwelling units in a "6 unit cluster around a central auto court" configuration on individual lots in Otay Ranch Village Two, Neighborhood R-6. The Project is located north of Pershing Road and borders along Cathedral Oaks Road and Franceschi Drive ("Project Site") and is owned by Otay Ranch II Sun 6/8 ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project consists of a Design Review to construct one hundred twenty six (126) single-family dwelling units in a 6 unit cluster around a central auto court configuration on individual lots. Two of the homes will have their exterior side yard facing the public street, while the other homes will be located beyond. The homes will share a private driveway in the center of the 6 unit cluster around a central auto court configuration. Each home will provide a two (2) car garage and private open space.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

- 1. That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-6 is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed single-family use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

2. The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements. The design and location of the single-family homes within the 6 unit cluster around a central auto court configuration provides the elimination of street facing garage doors, increased spacing between homes at street elevation, and reduction in number of curb cuts from the typical single-family home configuration. Private side and rear yards are provided for the homes for recreational purposes. Enhanced architectural details are proposed along the street and courtyard elevations per the Otay Ranch Village 2 SPA plan.

3. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.

The proposed project is cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-11-15, as described above subject to the following conditions of approval:

I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and

corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1665.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board dated December 18, 2011.
4. Prior to the approval of building permits, the project shall comply with all applicable Otay Ranch Village 2 Tentative Map No. 15350 conditions of approval associated with each phase of development.
5. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City and recorded.

Fire Department

6. The Project must comply with the Fire Protection Plan for Otay Ranch Village 2.
7. The Project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
8. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
9. The fire hydrants shall be located not greater than 500 feet apart for single-family properties. The minimum fire hydrant size shall be: 6" x 4" x 2 1/2" x 2 1/2".
10. The Applicant shall provide fire lane and signs within the driveways.
11. The building(s) shall be addressed in accordance with the following criteria:
 - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 1/2 -inch stroke

- 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
12. This project is to be protected throughout by an approved automatic fire sprinkler system.

Land Development/Landscape Architecture Division

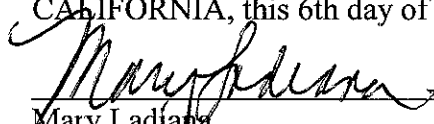
13. The following fees will be required based on the final building plans submitted:
- Sewer Capacity Fee
 - Traffic Signal Fee
 - Development Impact Fees per the Master Fee Schedule
14. All on-site drainage facilities shall be private including connection to the City of Chula Vista Storm Drain System.
15. The Applicant will be required to install or upgrade any necessary improvements due to this increase in units, regardless of the timing of development of the project.
16. The Applicant shall provide security for incomplete improvements to serve the project. The amount of the security for required improvements, including landscape and irrigation plans, shall be 110% times a construction cost estimate approved by the Director of Development Services if related plans have been approved by the City, 150% times the approved cost estimate if related plans are being processed by the City or 200% times the construction cost estimate approved by the Director of Development Services if related plans have not been submitted for City review. Please see the attached table for frontage and access streets, which require security prior to the first final map for the project. Any modifications to these requirements will require approval by the Development Services Department.
17. The Applicant shall provide security for all water improvements to the satisfaction of the Otay Water District prior to approval of the first final map for the project.
18. An executed joint use agreement with the City of San Diego for the right of way for Santa Diana Road and Santa Victoria Road will be required prior to the first final map for the project.
19. Additional deposits and fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of any of the following items:
- Grading Plans
 - Improvement Plans
 - Final Map

20. The Applicant shall enter in to a Storm Water Facilities Maintenance Agreement with the City before approval of the first final map for the project. The Applicant shall agree to install, inspect, maintain, repair and replace all private Storm Water Management Facilities within the Applicant's project.
21. The Applicant shall comply with the Tentative Map Conditions for CVI No. 06-05 and any subsequent conditions of approval for the project.
22. Prior to approval of the building permit, the Applicant shall present verification to the City Engineer in the form of a letter from Otay Water District that the subdivision will be provided adequate water service and long-term water storage facilities. The Applicant shall phase and install water system improvements as required by the Otay Water District.
23. Prior to the first final map for the project, the Applicant shall demonstrate that all walls proposed within public open space lots are within the CFD Maintenance Budget. If not, walls must be relocated on the private property side of the property line.
24. The Applicant shall provide emergency overflow details for all proposed sumps, assuming that the private storm drain clogs.
25. Park obligations for this development shall be met in accordance with Chapter 17.10 of the City of Chula Vista Municipal Code and any applicable deferments in effect.
26. Prior to the building permit approval submit a landscape documentation package for approval to the City of Chula Vista that demonstrates that the landscape associated with this application complies with the City of Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code.
27. Prior to the issuance of the first occupancy permit for a unit within a neighborhood included in the Final Map and abutting open space, the Applicant shall install slope Landscape and Irrigation in accordance with the approved L&I plans in all open space areas immediately adjacent to that neighborhood. The installation shall be coordinated with owners of adjacent neighborhoods when necessary.
28. The Applicant shall supply each new homeowner with a copy of the City of Chula Vista 'Landscape Water Conservation Checklist' prior to occupancy.
29. Sidewalks immediately adjacent to any low walls shall have a band of scoring to alert pedestrians to the proximity to the wall. The scoring shall be located along the base of the wall and may contain vine-planting pockets. The scoring pattern, the size of the band, and any of its features thereof, including vine-planting pockets, shall be subject to the approval of the City Engineer.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-15, date stamped on December 18, 2011, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code.
5. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 6th day of February 2012.



Mary Ladana
Zoning Administrator